

## Planning Committee

Meeting held on Thursday, 26 January 2023 at 6.30 pm in Council Chamber, Town Hall,  
Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Michael Neal (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Jade Appleton, Sean Fitzsimons, Karen Jewitt, Mark Johnson,  
Humayun Kabir, Joseph Lee and Holly Ramsey

**Also Present:** Councillor Simon Brew

**Apologies:** Councillor Ian Parker, Clive Fraser and Ellily Ponnuthurai

### PART A

9/23 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

10/23 **Urgent Business (if any)**

There was none.

11/23 **Development presentations**

There were none.

12/23 **Planning applications for decision**

13/23 **22/00973/FUL - Land R/O 30-34 Hartley Old Road, Purley, CR8 4HG**

The erection of 6x two storey semi-detached dwellinghouses with accommodation within the roof, alterations to and widening of existing vehicular access, formation of access road, alterations to land levels, and associated car parking, cycle, refuse storage and landscaping.

Ward: Purley and Woodcote

The officer presented details of the planning application and in response to members' questions explained that:

- Members would have to consider the application that had been presented to them, they were not able to factor in the behaviour of the developer when making their decision.
- There had been two previous applications at this site, in 2016 and 2019. The 2016 application had expired and the 2019 application was granted and would have had the supplementary planning document (SPD2) in place.
- The access road on the current application measured at 4.8m wide which was slightly wider than the proposal on the previous application which was 4.5m wide.
- There was an artificial 'pinch-point' in the access road which measured 3.6m wide. The pinch-point would provide additional safety as it would slow down the traffic along the access road.

Helen Ali spoke in objection to the application, Hannah Hiscock spoke in support of the application and the ward Member Councillor Simon Brew addressed the Committee with his view on the application. After the speakers had finished, the committee began the deliberation, during which they raised the following points:

- There needed to be a minimum of three areas allocated for bin storage.
- In the conditions detailed in the officer's report, part of the recommendations included proposals for sustainable urban drainage systems which were required to be submitted at a later date and the implementation of water efficiency measures for the usage of water within the property.
- The design was in keeping with the general area.
- The cycle storage in the proposed development was not ideal.
- A stronger and more robust landscaping plan would be required in future.
- The idea to replace the existing trees with more mature trees was welcomed as this was more practical than planting newer trees and waiting for them to develop.
- The proposed development was in line with the national planning framework which expressed the need for the effective use of land
- Whilst developers had already begun uprooting trees in anticipation of the work to be carried out, despite not having received the conditions for which the work could be undertaken. The Committee accepted that they could only consider the application presented before them and could not take the behaviour of the developer into account.
- Members supported the introduction of a biodiversity plan.
- The Public Transport Accessibility Level (PTAL) rating for the site was poor but there were a suitable number of parking spaces and was a reasonable distance from b.
- The units within the proposed development were a reasonable size.

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Lee. This was seconded by Councillor Ben Hassel.

The motion to grant the application was taken to a vote and carried with eight Members voting in favour, and one Member abstaining their vote.

The Committee **RESOLVED** to **GRANT** the application for the development at Land R/O 30-34 Hartley Old Road, Purley, CR8 4HG.

14/23 **Items referred by Planning Sub-Committee**

There were none.

15/23 **Other planning matters**

**RESOLVED** to note the weekly Planning decisions as contained within the report.

The meeting ended at 7.35 pm

**Signed:**

**Date:**

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